THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33092-06-2016** Please Record & Return To: Brentwood Title & Escrow, LLC 320 Seven Springs Way, Ste. 150 Brentwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $140,000.00. Affiant Subscribed and sworn to before me this 14th day of July, 2016. Notary Public My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

WARRANTY DEED

Address New Owner: Lisa Presley 764 Kent Drive Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 096 09 0 A 764 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joy Heath O'Dell, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Presley, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 764 Kent Drive, Nashville, TN 37214

This property has never served as the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160061838 DEEDWARR
Recvd: 07/19/16 09:21 3 pgs
Fees:18.00 Taxes:518.00
20160719-0073985

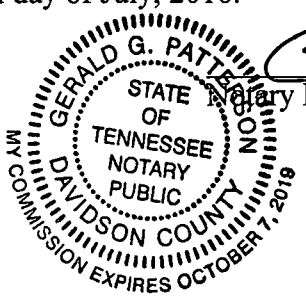
IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of July, 2016.

Joy Heath O'Dell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joy Heath O'Dell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 764 on the Plan of Emery Place of record in Plat Book 6250, page 719, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joy Heath O'Dell, married by deed dated September 20, 2004 from Bethany Pittler of record in Instrument No. 20040929-0117413, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 096 09 0 A 764 00CO.
2. Dedication of common area to Emery Place Homeowner's Association of record in Book 6887, page 730 and Book 6947, page 944, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Emery Place of record in Book 6715, page 96, amended in Book 6783, page 205, Book 6845, page 515 and Instrument No. 20080123-0007145, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 6250, page 719, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6342, page 521, Register's Office for Davidson County, Tennessee.
6. Maintenance Assessments of record in Book 8048, page 351, Register's Office for Davidson County, Tennessee.
7. Easement for right of way granted to TVA of record in Book 1255, page 219, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6623, page 109, Register's Office for Davidson County, Tennessee.